125.0	0003	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,500 /	1,070,500
					USE VALUE:	1,070,500 /	1,070,500
					ASSESSED:	1,070,500 /	1,070,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DYER JUDITH ANN/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	15 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DYER JUDITH ANN -
Owner 2:	-
Street 1:	15 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,446 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3070 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5446.000	568,700	3,000	498,800	1,070,500
Total Card	0.125	568,700	3,000	498,800	1,070,500
Total Parcel	0.125	568,700	3,000	498,800	1,070,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.70 | /Parcel: 348.7

Legal Description

User Acct 80502

GIS Ref

GIS Ref

Insp Date 12/01/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 125.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	568,800	3000	5,446.	498,800	1,070,600	1,070,600	Year End Roll	12/18/2019
2019	104	FV	438,600	3000	5,446.	526,500	968,100	968,100	Year End Roll	1/3/2019
2018	104	FV	437,100	3000	5,446.	387,900	828,000	828,000	Year End Roll	12/20/2017
2017	104	FV	409,500	3000	5,446.	371,300	783,800	783,800	Year End Roll	1/3/2017
2016	104	FV	409,500	3000	5,446.	343,600	756,100	756,100	Year End	1/4/2016
2015	104	FV	364,000	3000	5,446.	288,200	655,200	655,200	Year End Roll	12/11/2014
2014	104	FV	364,000	3000	5,446.	281,500	648,500	648,500	Year End Roll	12/16/2013
2013	104	FV	379,100	0	5,446.	268,200	647,300	647,300		12/13/2012

!9693!

PRINT

Date	Time
12/11/20	00:07:53

LAST REV

Date	Time
07/26/18	10:54:16
mmcmakin	
9693	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DYER JUDITH ANN	71127-552	1	6/8/2018	Convenience	1	No	No		
	18741-523		12/1/1987		135,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2012	719	Wood Dec	28,000					NEW 16X16 DECK W/P
5/8/2012	586	New Wind	9,290					7 REPL WINDOWS / B
10/12/2011	1278	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Inspected	PH	Patrick H
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/18/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
3/6/2009	Inspected	163	PATRIOT
2/23/2009	Measured	372	PATRIOT
11/1/2000	Inspected	264	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
11/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5446		Sq. Ft.	Site		0	90.	1.02	10			Topo	-5					498,791						498,800	

Total AC/HA:	0.12502	Total SF/SM:	5446	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	498,791	Spl Credit		Total:	498,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99201953
Const Adj.:	0.99396008
Adj $ / SQ:	167.625
Other Features:	116500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824213
Depreciation:	255506
Depreciated Total:	568707

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

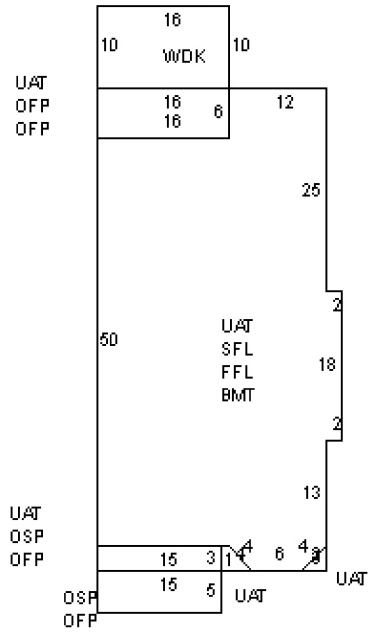
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	184.39
Special Features:	0	Val/Su Net:	101.21
Final Total:	568700	Val/Su SzAd	185.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,535	50.290	77,191
FFL	First Floor	1,535	167.620	257,304
SFL	Second Floor	1,535	167.620	257,304
UAT	Upper Attic	422	67.050	28,312
OFP	Open Porch	312	21.660	6,757
WDK	Deck	160	12.180	1,948
OSP	Screen Porch	120	33.070	3,969
	Net Sketched Area:	5,619	Total:	632,785
Size Ad	3070	Gross Are	6886	FinArea 3070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X16	G	GD	2012	12.38	T	4.2	104			3,000			3,000

More: N | Total Yard Items: 3,000 | Total Special Featues: | Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc